



Rep. Stephanie A. Kifowit

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09800HB4154ham001

LRB098 15707 HEP 57135 a

1 AMENDMENT TO HOUSE BILL 4154

2 AMENDMENT NO. _____. Amend House Bill 4154 by replacing
3 everything after the enacting clause with the following:

4 "Section 5. The Common Interest Community Association Act
5 is amended by adding Section 1-47 as follows:

6 (765 ILCS 160/1-47 new)

7 Sec. 1-47. Alternative payment schedule for certain
8 assessments.

9 (a) A common interest community association composed of
10 more than 14 units shall adopt reasonable guidelines to
11 establish an alternative payment schedule by which an owner may
12 make partial payments to the common interest community
13 association for delinquent regular or special assessments or
14 any other amount owed to the association without accruing
15 additional monetary penalties. For purposes of this Section,
16 monetary penalties do not include reasonable costs associated

1 with administering the payment plan or interest.

2 (b) The minimum term for a payment plan offered by a common
3 interest community association is 3 months.

4 (c) A common interest community association may not allow a
5 payment plan for any amount that extends more than 18 months
6 from the date of the owner's request for a payment plan. The
7 association is not required to enter into a payment plan with
8 an owner who failed to honor the terms of a previous payment
9 plan during the 2 years following the owner's default under the
10 previous payment plan.

11 (d) A common interest community association shall file the
12 association's guidelines under this Section in the office of
13 the recorder of each county in which the association property
14 is located.

15 (e) A common interest community association's failure to
16 file, as required by this Section, the association's guidelines
17 in the real property records of each county in which the
18 association property is located does not prohibit a property
19 owner from receiving an alternative payment schedule by which
20 the owner may make partial payments to the common interest
21 community association for delinquent regular or special
22 assessments or any other amount owed to the association without
23 accruing additional monetary penalties, as defined by
24 subsection (a) of this Section."